

055.0

0001

0003.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
580,700 / 580,700

USE VALUE:

580,700 / 580,700

ASSESSED:

580,700 / 580,700


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
61		DUDLEY ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SANTINI REALTY LLC	
Owner 2:		
Owner 3:		

Street 1:	60 DUDLEY ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	
Own Occ:	N
Type:	

PREVIOUS OWNER	
Owner 1:	SANTINI MARK F & GARY/ETAL -
Owner 2:	SANTINI GLENN & BARRY -

Street 1:	P.O. BOX 93
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains 6,210 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 973 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	I
o	INDUSTRIA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo
Street
Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6210		Sq. Ft.	Site		0	70.	0.98	11									424,411						424,400	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct		
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value											
101	6210.000	156,300		424,400	580,700											
Total Card	0.143	156,300		424,400	580,700					Entered Lot Size						
Total Parcel	0.143	156,300		424,400	580,700					Total Land:						
Source:	Market Adj Cost		Total Value per SQ unit /Card:	596.81	/Parcel:	596.8					Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID			
Tax Yr										055.0-0001-0003.B			

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	156,300	0	6,210.	424,400	580,700	580,700	Year End Roll	12/18/2019
2019	101	FV	146,900	0	6,210.	424,400	571,300	571,300	Year End Roll	1/3/2019
2018	101	FV	146,900	0	6,210.	285,000	431,900	431,900	Year End Roll	12/20/2017
2017	101	FV	146,900	0	6,210.	272,800	419,700	419,700	Year End Roll	1/3/2017
2016	101	FV	146,900	0	6,210.	248,600	395,500	395,500	Year End	1/4/2016
2015	101	FV	137,900	0	6,210.	200,100	338,000	338,000	Year End Roll	12/11/2014
2014	101	FV	137,900	0	6,210.	178,900	316,800	316,800	Year End Roll	12/16/2013
2013	101	FV	137,900	0	6,210.	169,800	307,700	307,700		12/13/2012

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
SANTINI MARK F	69339-337		5/26/2017	Convenience		1	No	No									
SANTINI MARK/ET	22781-060		12/30/1992		110,000	No	No	A									

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
7/2/1992	281		5,000					REMODEL KITCHEN		10/4/2018	MEAS&NOTICE	PH	Patrick H
										5/12/2009	Measured	197	PATRIOT
										1/6/2000	Meas/Inspect	277	PATRIOT
										11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA									

Total AC/HA: 0.14256 Total SF/SM: 6210 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 424,411 Spl Credit: Total: 424,400

Database: AssessPro - FY2021 apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 5	- Cape			Full Bath: 1	Rating: Average															
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 1	- Concrete			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath:	Rating:															
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:															
Sec Wall: 2	- Clapboard 25%			OthrFix:	Rating:															
Roof Struct: 1	- Gable			OTHER FEATURES																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1												
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl: 1	Rating: Average			Other												
GENERAL INFORMATION				WSFlue:	Rating:			Upper												
Grade: C	- Average			CONDOS INFORMATION				Lvl 2												
Year Blt: 1940	Eff Yr Blt:			Location:				Lvl 1												
Alt LUC:	Alt %:			Total Units:				Lower												
Jurisdict:	Fact: .			Floor:				Totals				RMs: 5	BRs: 2	Baths: 1	HB					
Const Mod:				% Own:				REMODELING				RES BREAKDOWN								
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL								
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	5	2									
Avg Ht/FL: STD				Phys Cond: AV	- Average			Additions:												
Prim Int Wall: 2	- Plaster			Functional:				Kitchen:												
Sec Int Wall:				Economic: L	- Location			Baths:												
Partition: T	- Typical			Special:				Plumbing:												
Prim Floors: 3	- Hardwood			Override:				Electric:												
Sec Floors:				Total: 34.45			Heating:													
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:												
Subfloor:				Basic \$ / SQ: 105.00				Totals												
Bsmnt Gar: 1				Size Adj.: 1.35000002				1	5	2										
Electric: 3	- Typical			Const Adj.: 0.99989998				COMPARABLE SALES												
Insulation: 2	- Typical			Adj \$ / SQ: 141.736				Rate	Parcel ID	Typ	Date	Sale Price								
Int vs Ext: S				Other Features: 66000																
Heat Fuel: 1	- Oil			Grade Factor: 1.00																
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100				LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO			Adj Total: 238492																
% Com Wall	% Sprinkled:			Depreciation: 82160																
				Depreciated Total: 156331																
MOBILE HOME				WtAv\$/SQ:	AvRate:			Ind.Val												
Make: [] Model: []																				
SPEC FEATURES/YARD ITEMS				Serial #:				Year:					Color:							
PARCEL ID 055.0-0001-0003.B																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N Total Yard Items: [] Total Special Features: [] Total: []																				